

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCEL R-4 IN THE
SOUTH COVE URBAN RENEWAL AREA
PROJECT NUMBER R-92
FOR DEVELOPMENT PURPOSES

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South Cove Urban Renewal Area, Project No. Mass. R-92, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the following company has presented a proposal for the purchase of certain property for the purpose of development;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Quincy Tower Associates be, and hereby is, tentatively designated as redeveloper of Parcel R-4 in the South Cove Urban Renewal Area.

The above is subject to:

1. Concurrence by the Department of Housing and Urban Development in the proposed disposal transaction.

2. Submission within ninety (90) days in a form satisfactory to the Authority of:

(a) Evidence of the availability of necessary equity funds;

(b) Evidence of firm financing commitments from banks or other lending institutions.

3. Final Working Drawings and Specifications within one hundred eighty (180) days in a form satisfactory to the Authority.

4. That the disposal of Parcel R-4 by negotiation is the appropriate method of making land available for the development.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" Federal Form H-6004.



PARCEL R-4

SOUTH CAVE HORSE PENNAR. 4

MEMORANDUM

July 26, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT T. KENNEY, DIRECTOR
SUBJECT: TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL R-4
SOUTH COVE URBAN RENEWAL AREA, MASS. R-92

SUMMARY: This Memorandum requests the Authority to tentatively designate Quincy Tower Associates as Redeveloper of Parcel R-4 in the South Cove Urban Renewal Area.

Parcel R-4 is located on Oak Street in the South Cove, and is bounded by Washington Street on its easterly side and Shawmut Street on its westerly side.

The proposal submitted by Quincy Tower Associates, as it currently exists, will provide 138 dwelling units for the elderly in a 15-story tower.

The ground floor of the proposed tower will house community areas, laundry, commissary and lounges. The second floor will house a day-care center as requested by community groups in the neighborhood. The upper floors will house 112 one-bedroom apartments and 28 two-bedroom apartments.

Total cost of the project is expected to be \$3,449,000. It is anticipated that the project will be financed by the MHFA for low and moderate income persons and/or families.

Adjacent to the proposed elderly housing will be the Quincy School and Community Center which is in the final development stage. The school complex will also house a Health Center, a little City Hall office, and a swimming pool, as well as the necessary classrooms for the elementary school. These facilities, it is expected, will be a beneficial adjunct to the housing on Parcel R-4.

Quincy Tower Associates is a partnership between Stanchen Construction Company, Inc., and JBD Inc., a wholly owned subsidiary of Jung/Brannen Associates, Inc. of Boston. Principals responsible for the development team will be Stanley Chen, Y Sing Jung, and Robert Brannen. Please see the attached Redeveloper's statement for more details in this area.

The Redevelopment team has considerable architectural and construction experience as well as intimate knowledge of the neighborhood and the Chinese community.

Insofar as this development proposal was considered to be superior overall to all other submissions received regarding Parcel R-4, I therefore recommend that the Authority designate Quincy Tower Associates as tentative redevelopers of Parcel R-4 in the South Cove Urban Renewal Area.

An appropriate Resolution is attached.

Attachment

